

Tiny Houses & Permitting in Coconino County

Arizona Tax Conference

August 31st, 2017

Amanda Acheson

Sustainable Building Program Manager, Coconino County



What is a Tiny House

- Tiny houses are homes that are small in size, usually under 400 square feet.



What is a Tiny House

- Tiny houses can be site built, or built on skids or a trailer.
- Can be owner-builder, built by a manufacturer or local building professionals.





Why a Tiny House Permitting Policy for Coconino County?

- Response to community interest and need
 - Almost daily interest from community members
 - Rising need for flexible and affordable housing
 - Smaller houses use less resources and energy, and have a small footprint
- All dwelling units fall under building codes or standards, and Community Development regulations for life, safety, and community character.
- Tiny house shows are inspiring, but don't tell the whole story, that when used as a house, they must meet local codes....

Policy Development Process

- Wanted a policy that was comprehensive and transparent;
- Involved direction and feedback from all divisions within Community Development and County BOS;
- Support and resources from tiny house builders and practitioners, American Tiny House Association; other jurisdictions; and Assessors Office;
- Consulted with AZ Department of Transportation.



Community Outreach on the Draft Tiny House Policy

- Presented to NABA, Sustainable Building Citizens Advisory Committee, Board of Supervisors;
- Sent out information through: County's Report to the Citizens, online newsletter to over 500 people, press releases, policy featured as a front page article in the Daily Sun (local paper), draft policy distributed at front counter;
- Hosted two community open houses, social media, and website outreach.



How Are Others Responding to the Tiny House Movement?

- Several jurisdiction have adopted policies or ordinances for tiny homes, including: Pima County, AZ; Albuquerque, NM; Salida CO. Tuscan, Pine, and others looking to develop Tiny House communities.
- Appendix V of the International Residential Code (2018).
- Proposed State Senate Bill 1403 would mandate all jurisdictions in AZ to have tiny house construction guidelines.



Differences....

- Manufactured Homes- HUD has oversight
- Park Models- ANSI Standards
- Recreation Vehicles- Certified by Recreational Vehicle Industry Association (RVIA)



Photo Credit: Daniel.fizpatrick@americantinyhouseassociation.org



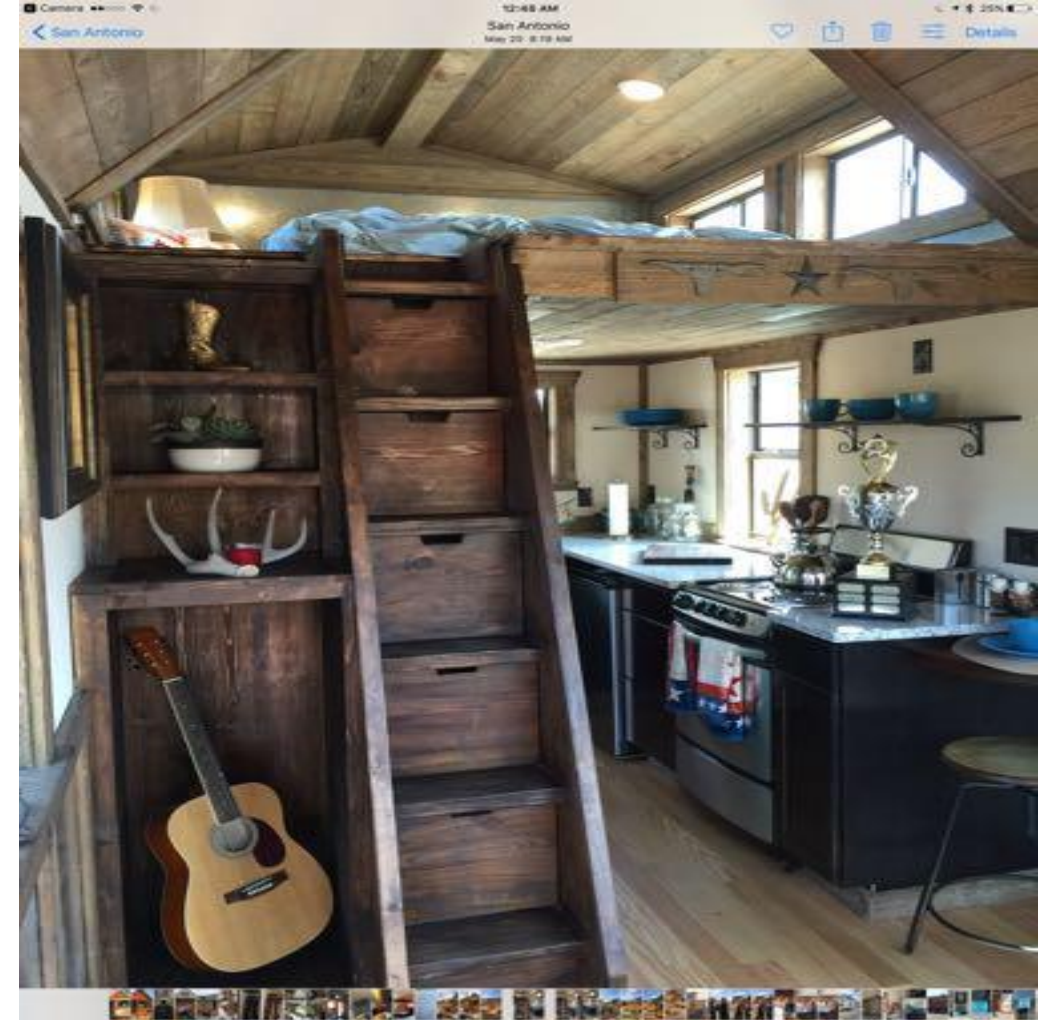
Guessing Game!

- What does the THOW acronym stand for in reference to tiny houses?



Coconino County Tiny House Permitting Policy

Definition: Coconino County defines a Tiny House as a house smaller than 400 square feet; it can be site-built, partially site built, or on an approved trailer. Houses shall not be smaller than 200 square feet if built on site, and not smaller than 160 square feet if built on an approved trailer or on skids.



Overview of Draft Coconino County Tiny House Permitting Policy

Zoning Code: [non-mobile](#) tiny houses-site built or on approved trailer where all mobile aspects have been removed and permanently set on an approved foundation shall be permitted in:

- Zones allowing detached single family dwellings;
- Multifamily zoning;
- Zones allowing Accessory Dwelling Units

Tiny houses must meet all other zoning and Community Development regulations.





Overview of Draft Coconino County Tiny House Permitting Policy

Zoning Code: [mobile tiny houses](#)- where the suspension and axel components remain are considered semi-permanent and must be on an approved foundation system; can be a mobile home pier-jack foundation. Permitted in:

- Zones allowing for manufactured and mobile homes.
- Tiny houses licensed as a travel vehicle by the State are non-permanent housing and shall be permitted for uses similar to recreational vehicles; these fall under ADOT jurisdiction.





Overview of Draft Coconino County Tiny House Permitting Policy

Building Code: tiny houses shall be built and inspected in accordance with the Coconino County adopted building code and ordinance.

- Tiny houses brought into the county as housing will require a special inspection and might require modifications to meet County regulations; will go through the formal plan review and building inspections when set on a foundation.
- Tiny houses built on trailers will need to have Manufacturer's Statement of Origin, or be registered with the Dept. of Motor Vehicle.



Overview of Draft Coconino County Tiny House Permitting Policy

Building Code and Permitting Process:

- Site built tiny homes follow regular process for permitting through Community Development;
- Tiny Houses being built on trailer, but not sure where they will be sited can submit for a building permit, and be inspected, but a Certificate of Occupancy will only be issued for tiny houses on foundations, and meeting all other Community Development codes and regulations.



Overview of Draft Coconino County Tiny House Permitting Policy

Building Code adjustments for tiny houses:

- Decreased room dimension, ceiling height reduced from 7' to 6'4";
- Lofts built as storage shall not be permitted as bedrooms unless meeting ceiling height and egress/ingress requirements;
- Number of electrical circuits may be reduced to reflect loads;
- A minimum of 60 amp electrical panel required, or a reduction can be made based off IRC Calculation Table;
- Decreased insulation requirement to R-15 in framed floors, ceiling, and walls; or R-19 in floor and ceiling and R-13 in walls; or performance path.

All other building codes and regulations remain the same.



Overview of Draft Coconino County Tiny House Permitting Policy

Wastewater: All permanent and semi-permanent tiny homes are required to have a wastewater system, or be able to tie into an existing one.

- Tiny houses used as RVs must be self-contained or connected to wastewater system
- Compost toilets must meet ADEQ proprietary list
- Tiny houses can be plumbed for graywater, but need to be approved for permanently sited houses for environmental and human health considerations.

Engineering: Permanently and semi-permanently sited tiny homes must meet all Engineering requirements.

What is a Tiny House

- Tiny houses can be:
 - Sheds converted to tiny houses, as long as the shed can meet all building code requirements. The same applies to:
 - Shipping containers
 - Reused chassis from manufacture home or RV
 - Cabin kits

Building code doesn't prohibit any type of method or material for construction, but project has to show how it meets life and safety requirements.





Next Steps....

- Policy allows us to respond to public interest, while also having the ability to adapt to the growing movement;
- Policy highlights adjustments to building codes, but no other changes in Zoning, or other divisions within Community Development;
- Currently updating Zoning Ordinance (ZO) and we'll be able to further address tiny houses and housing considerations.
- Continue to look for innovative wastewater opportunities.
- Adopt Appendix V of the upcoming IRC with amendments to incorporate County's tiny house permitting policy; addressing site built and moveable tiny houses.



Lessons and Further Steps.

- Tiny houses being built within AZ: We could work with other jurisdictions to develop partnerships to inspect tiny houses in construction, maybe develop MOUs;
- Tiny houses don't necessarily mean easy-still a development project;
- Might not be accepted by HOAs or CCRs;
- Challenge to finance or even get insurance;
- Long-term investment versus short-term solution

Questions and Last Guessing Game!

- What is the **maximum** livable square footage for a house to fall under Coconino County's Tiny House Policy?
- Questions?





Assessing Tiny Homes

2017 Arizona Tax Conference

August 31st, 2017

Barbara Gomez, Appraiser II

Coconino County

What are they?

- Tiny houses are livable structures less than 400 SF:
 - Site Built not less than 200 SF.
 - All others not less than 160 SF.
- Built by owner or professional contractor/manufacturer.
- 3 basic types:
 - Site Built or finished on site with permanent foundation – similar to standard dwelling or modular housing.
 - On Trailer Wheels & Axel Removed on MH Foundation – like a park model.
 - On Wheels – travel trailer style.

Site Built



Site Built - Options

Single Family Dwelling – 300 SF to 400 SF with kitchen and bathroom.

Base costs range from \$51.16/SF to \$180.13/SF

Guest House – Less than 300 SF Accessory Structure to Main Home.

Base costs range from \$51.48/SF to \$186.93/SF.

Guest Cottage – Less than 300 SF has at least 1 bathroom but may or may not have a kitchen.

Base costs range from \$45.61/SF to \$176.37/SF.

Low quality minimal or no plumbing and/or heat.

Better qualities are plumbed.

Average 300 SF Single Family Dwelling
RCNLD = \$38,841 or \$129.47/SF

Coconino Assessor Test - Account R0019140

Working Year: 2018

Home | Account Search | Account R0019140

26 of 79 Results

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Jan 1, 2018

Attributes | Areas | Marshall & Swift | Remarks

Residence Type: 1 - Single-Family Residence | Postal Code: 86023

Sections

Section	Section Type	Style	Square Feet
1	1 - Main Home	1 - One Story	300

Quality: 3.0 - Average | Story Height: | Units: |

Components

Section	Component	No Units	% of Total Floor Area	No Size	No Other
1	208 - Composition Shingle		100%		

Quality: | % Depreciation: | Effective Year Built: | Typical Life: |

Calculation Detail

	Income	Override	Income/sqft	Cost	Override	Cost/sqft	Reconciled Value
Account Value	\$0			\$121,651		\$405.50	\$121,651
Land				\$82,810			LPV
Residential - Tiny House				\$38,841		\$129.47	\$62,962

Documents

Title	Code	Date	Size (K)
No Document Selected			

Main Menu | Documents | Appraisal/Assess... | Administration

Average 400 SF Single Family Dwelling
RCNLD = \$52,291 or \$130.73/SF

Coconino Assessor Test - Account R0019140

Working Year: 2018

Home | Account Search | Account R0019140

26 of 79 Results

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Jan 1, 2018

Attributes | Areas | Marshall & Swift | Remarks

Residence Type: 1 - Single-Family Residence | Postal Code: 86023

Sections

Section	Section Type	Style	Square Feet
1	1 - Main Home	1 - One Story	400

Quality: 3.0 - Average | Story Height: 8 | Units:

Components

Section	Component	No Units	% of Total Floor Area	No Size	No Other
1	104 - Frame, Plywood or Hardboard		100%		

Quality: | % Depreciation: | Effective Year Built: | Typical Life:

Calculation Detail

	Income	Override	Income/sqft	Cost	Override	Cost/sqft	Reconciled Value
Account Value	\$0			\$135,101		\$337.75	\$135,101
Land				\$82,810			LPV
Residential - Tiny House				\$52,291		\$130.73	\$62,962

Documents

Title	Code	Date	Size (k)
No Document Selected			

Main Menu | Documents | Appraisal/Assess... | Administration

Average 200 SF Guest House

RCNLD = \$19,662 or \$98.31/SF

Coconino Assessor Test - Account R0019140

Working Year: 2018

Home | Account Search | Account R0019140

26 of 79 Results

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Jan 1, 2018

Attributes | Areas | Remarks

Property Code	Percent	Override Value
2300 - PRIMARY RESIDEN	100	

Property Code	Percent	Override Value
1 2300 - PRIMARY RESIDEN...	100	

XFOB Code: GHOU - Guest House (SF) | Actual Year Built: 2016 | Description:

Effective Year Built: 2016 | Quality: 3 - Average | Adjustment:

Depreciation: | Percent Complete: | Percent Ownership:

Special Condition

Code	Percent
------	---------

Calculation Detail

	Income	Override	Income/sqft	Cost	Override	Cost/sqft	Reconciled Value
Account Value	\$0			\$102,472		\$512.36	\$102,472
Land				\$82,810			LPV
--> Extra Feature - Guest House (SF)				\$19,662		\$98.31	\$62,962

Documents

Title	Code	Date	Size (k)
-------	------	------	----------

No Document Selected

Main Menu | Documents | Appraisal/Assess... | Administration

Coconino Assessor Test Copyright 2003-2015 Tyler Technologies Inc. All rights reserved.

Average 200 SF Guest Cottage (538)
RCNLD = \$20,931 or \$104.66/SF

Coconino Assessor Test - Account R0019140

Working Year: 2018

Home | Account Search | Account R0019140

26 of 79 Results

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Jan 1, 2018

Attributes | Areas | Income Information | Marshall & Swift | Remarks

Postal Code: 86023 | # Stories (Building): 1 | Local Multiplier Ove... | Architect Fees % O...

Section

Section	Floor Area (...Perime... Shape	# Stori... Building Stori...
1	200 60	1

Occupancy

Section	Type	Class	Rank	% o... Stor...
1	538 - Guest Cottage	D - Wood or Steel	2.0 - Aw	100%

Calculation Detail

	Income	Override	Income/sqft	Cost	Override	Cost/sqft	Reconciled Value
Account Value	\$0			\$103,741		\$518.71	\$103,741
Land				\$82,810			LPV
Commercial - TINY HOUSE	\$0			\$20,931		\$104.66	\$62,962

Documents

Title	Code	Date	Size (k)
No Document Selected			

Coconino Assessor Test Copyright 2003-2015 Tyler Technologies Inc. All rights reserved.

Main Menu | Documents | Appraisal/Assess... | Administration

Park Model Style Wheels & Axels Removed

- Assess as personal property, similar to park model, using manufactured home model.
 - Less than 10' wide quality Low or Fair.
 - Greater than 10' wide quality Good or Excellent.

Mobile Model 8'x20' (160 SF) = Quality 1 (Low)
RCNLD = \$7,232 or \$45.20/SF

Coconino Assessor Test - Account R0019140

Working Year: 2018

Home Account Search Account R0019140

26 of 79 Results

Summary Account Owners Models Documents Sales Value Tax GIS Comparables

As of Jan 1, 2018

Sections

Section: 1 Section Type: 1 - Main Home

Length: 20 Width: 8 Style: 13 - Singlewide

Quality: 1.0 - Low Story Height: 8 Area: 160.00 Square Feet

Section	Section Type	Style	Area
1 - 1	1 - Main Home	13 - Singlewide	160.00

Components

Section: 1 Component: 185 - Hardboard Sheet

No Units: % of Total Floor Area: 100% No Size: No Other

Quality: % Depreciation: Effective Year Built: Typical Life

Section	Component	Not Used	Rank
1 - 1	185		
2 - 1	208		
3 - 1	309		
4 - 1	402		

Calculation Detail

	Income	Override	Income/sqft	Cost	Override	Cost/sqft	Reconciled Value
Account Value	\$0			\$90,042		\$562.76	\$90,042
Land				\$82,810			LPV
Mobile				\$7,232		\$45.20	\$62,962

Documents

Title	Code	Date	Size (k)
No Document Selected			

Coconino Assessor Test Copyright 2003-2016 Tyler Technologies Inc. All rights reserved.

Main Menu Documents Appraisal/Assess... Administration

Mobile Model 12'x33' (360 SF) = Quality 6 Excellent
RCNLD = \$28,588 or \$72.19/SF

Coconino Assessor Test - Account R0019140

Working Year: 2018

Home Account Search Account R0019140

26 of 79 Results

Summary Account Owners Models Documents Sales Value Tax GIS Comparables

As of Jan 1, 2018

Sections

Section: 1 Section Type: 1 - Main Home

Length: 33 Width: 12 Style: 13 - Singlewide

Quality: 6.0 - Excellent Story Height: 8 Area: 396.00 Square Feet

Section	Section Type	Style	Area
1 - 1	1 - Main Home	13 - Singlewide	396.00

Components

Section: 1 Component: 185 - Hardboard Sheet

No Units: 100% % of Total Floor Area No Size No Other

Quality: % Depreciation Effective Year Built Typical Life

Section	Component	Not Used	Rank
1 - 1	185		
2 - 1	208		
3 - 1	309		
4 - 1	402		

Calculation Detail

	Income	Override	Income/sqft	Cost	Override	Cost/sqft	Reconciled Value
Account Value	\$0			\$111,398		\$281.31	\$111,398
Land				\$82,810			LPV
Mobile				\$28,588		\$72.19	\$62,962

Documents

Title	Code	Date	Size (k)
No Document Selected			

Main Menu Account Search Owner Search Sale Search GIS Task List User Preferences My Printers & Devices Log Off Exit

Coconino Assessor Test Copyright 2003-2015 Tyler Technologies Inc. All rights reserved.

On Wheels

- Current Registration with DMV:
 - Note where it is.
 - Get information size, serial #, etc.
 - Take Photo.
- Not Registered:
 - Assess as personal property using manufactured home model.



Actual Costs

- DIY – Start at \$8000
- Professionally Built
 - Cavco \$32,000 and up
 - Uncharted \$35,000 and up
 - Luxtiny (Luxury Tiny Homes) \$64,900 and up

Internet Listings

- Tiny House Listings
 - 258 SF - \$24,000 Location not disclosed
 - 160 SF - \$40,000 in Williams
 - 205 SF - \$34,500 in Flagstaff
 - 397 SF - \$54,500 in Overgaard

Problems

- Not Permitted DIY
- Moving in and out of County without our knowledge – Difficult to Track
- QUESTIONS?